

SOUTH FORK

Developers say golf resort wouldn't ruin Provo Canyon

Project would face tough EPA standards to protect the city's watershed.

By Dennis Romboy
Deseret News staff writer

7-8-93

PROVO — Developers of a proposed golf course in South Fork of Provo Canyon say they offer the best chance for the least development in an area that property owners and residents don't want to become another Sundance.

Although Richard Parkinson, an Orem dermatologist, and hotelier John Q. Hammons, of Springfield, Mo., want to build a world-class destination resort, they won't do it unless they can keep lodging from popping up everywhere. Their plans call for up to 15 cabins, a 40-

to 60-room lodge and a restaurant. "Our intent is to keep this as quiet as we possibly can," Parkinson told about 30 people gathered at South Fork Park Wednesday evening.

Parkinson and Hammons want to lease 200 acres of city-owned property known as the Wallace Ranch. A contract could be signed as early as next Tuesday's City Council meeting. The developers would then have to face obstacles with Utah County to get the resort built.

The project might hinge on the developers' ability to meet stringent Environmental Protection Agency criteria to protect Provo City's watershed. Parkinson said the chances are "50-50 EPA will be

Please see **GOLF** on B2

GOLF

Continued from B1

so restrictive nothing will ever happen." A consultant hired by the city is currently studying water quality in the canyon.

To some, changes to South Fork are inevitable. "We can hold out as long as we can, but this canyon will develop," said one woman.

Eugene England, who owns a cabin in Shadyside, said he doesn't understand where the pressure to develop originates. "It sounds like some mystical thing," he said.

Because the North Fork of Provo Canyon has Sundance, the South Fork should remain pristine, England said. "I just don't understand why human beings can't get together and organize their living in relationship to the environment."

Development consultant Randy Deshcamps wants to create a new recreational/resort zone that would be tailor-made for the project. The zone, which developers want to apply to all of South Fork, could limit development.

People at Wednesday's meeting wanted to know how the golf course would be designed, how much it would cost them to hook up to a sewer system and whether the narrow canyon road would be widened. Developers couldn't answer all the questions.

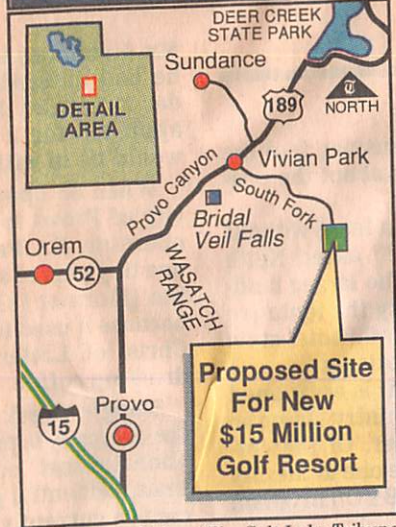
"Right now, they still haven't sold me," said Michael J. Kelsch, whose family owns a house in Vivian Park.

Developers said they would help pay for a sewer system to replace South Fork residents' septic tanks, but couldn't estimate the cost or configuration. Part of the system could be funded through a special service district.

Ray Gammell, whose family owns land in the canyon, said he'd favor the resort project if sewer connection fees were kept to a minimum. "I think if it's (golf course) done tastefully, it could be a real asset up here," he said.

Parkinson said he'd pay for improving the canyon road and try to minimize traffic by shuttling patrons to the resort.

South Fork Resort?



Steve Baker / The Salt Lake Tribune

Developer Says Golf Course Will Protect Provo Canyon

By Christopher Smith
THE SALT LAKE TRIBUNE

7-9-93

VIVIAN PARK — Developers of a proposed golf course and hotel in the South Fork of Provo Canyon say their plan may be the best way to guarantee the secluded neck of the canyon doesn't turn into another Sundance resort.

"By building this golf course, we might be able to protect the canyon from any real development," developer Richard Parkinson told a group of nearly 30 South Fork residents Wednesday evening. If residents scuttle his plans, "you will look back one day and wish you had someone like us."

Dr. Parkinson's Shingle Creek Development Co. has been negotiating with the city of Provo to lease city-owned watershed property in the South Fork known as the Wallace Ranch. The draft lease has not been made public. However, the Provo City Council is tentatively set to consider the 99-year pact at its

Tuesday meeting.

Developers also plan to acquire adjacent private property and use of nearby Uinta National Forest lands. Some residents and landowners in the canyon fear the project will increase traffic on the narrow canyon road, hurt fish and wildlife habitat and damage the city of Provo's water supply, a portion of which comes from South Fork.

Dr. Parkinson said he wanted to meet with residents to correct "misinformation" about the golf-course project and answer any questions. However, Shingle Creek has not developed specific plans for the project since the future of the golf course is contingent upon Provo's agreement to lease the land.

"One reason we need a lease first is the costs to plan a project like this are prohibitive unless we know we have the ability to develop it [the land]," said Evan Schmutz, an attorney for Shingle Creek

■ See D-2, Column 4

Developer Says Golf Course Will Protect Provo Canyon

■ Continued from D-1

Development.

But some residents fear Provo is rushing into the deal without knowing enough details about the project.

"How can we intelligently vote on a lease without knowing the plans for the property?" asked Keith Ercanbrack, whose family is one of the larger landholders in the canyon. Developers say the tentative lease provides for a lodge with up to 60 hotel-style rooms, a restaurant, and up to 15 "cottages."

Dr. Parkinson said the development is envisioned as a year-round resort, with cross-country skiing in the winter and golfing in the summer. Of the cottages, he said he would probably "give one to the city [of Provo] and give another one to BYU [Brigham Young University] to use."

The developer said a reported \$15 million price tag for the golf resort was incorrect, although he declined to reveal estimated costs.

He has formed Shingle Creek Development with Missouri hotelier John Q. Hammons, one of the wealthiest men in America. Mr. Hammons owns and manages several hotels, golf courses and a new Illinois casino riverboat.

Although Dr. Parkinson declined to discuss Mr. Hammons' involvement in the South Fork project,

Mr. Hammons told *The Salt Lake Tribune* last week he had entered into a partnership with the Orem dermatologist. Mr. Hammons is seeking Provo city approval for a new Embassy Suites hotel, which would tie in with the proposed golf resort.

When an opponent asked if it was proper for the city of Provo to be negotiating a deal with a casino operator, Dr. Parkinson replied: "To point out this one tiny part of a vast business empire is like faulting the [Mormon] Church for owning the Hotel Utah because it used to serve coffee." The Church of Jesus Christ of Latter-day Saints' health code prohibits drinking coffee.

Shingle Creek consultant Randy Deschamps said the company is proposing a new Utah County "recreational resort" zoning master plan for South Fork to limit residential growth in the canyon. Zoning in the canyon currently calls for low-density housing, with one house per 20 or 50 acres.

Installing a sewer line up the canyon is crucial for the project to materialize, developers say.

Such a plan would probably mean creating a special service district and charging residents to hook into the line.

As for the increased traffic on the narrow canyon road, Dr. Parkinson proposed shuttling golfers and guests from Vivian Park up to his resort and restricting visitor traffic on the scenic drive.

gang members increased from 1,258 in May 1992 to more than 1,400 in December.

■ In 1990, 200-250 hate crimes were committed; some 200 against racial groups.

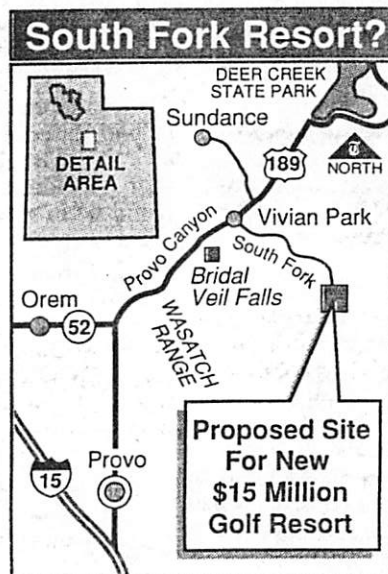
■ Violent crimes committed by juveniles jumped 33% since 1987, including homicides, rapes, robberies and assaults.

■ In 1991, 33% of youths age 18 had at least one criminal referral to juvenile court during their teen years.

■ The average youth admitted to a secure facility in 1991 had 28.9 convictions.

■ In Salt Lake County, an estimated 32,460 people age 12 and older have severe substance-abuse problems.

■ For Utahns between 15 and 25, suicide is the second leading cause of death.



Steve Baker / The Salt Lake Tribune

Developer Says Golf Course Will Protect Provo Canyon

By Christopher Smith 7-9-93
THE SALT LAKE TRIBUNE

VIVIAN PARK — Developers of a proposed golf course and hotel in the South Fork of Provo Canyon say their plan may be the best way to guarantee the secluded neck of the canyon doesn't turn into another Sundance resort.

"By building this golf course, we might be able to protect the canyon from any real development," developer Richard Parkinson told a group of nearly 30 South Fork residents Wednesday evening. If residents scuttle his plans, "you will look back one day and wish you had someone like us."

Dr. Parkinson's Shingle Creek Development Co. has been negotiating with the city of Provo to lease city-owned watershed property in the South Fork known as the Wallace Ranch. The draft lease has not been made public. However, the Provo City Council is tentatively set to consider the 99-year pact at its

Tuesday meeting.

Developers also plan to acquire adjacent private property and use of nearby Uinta National Forest lands. Some residents and landowners in the canyon fear the project will increase traffic on the narrow canyon road, hurt fish and wildlife habitat and damage the city of Provo's water supply, a portion of which comes from South Fork.

Dr. Parkinson said he wanted to meet with residents to correct "misinformation" about the golf-course project and answer any questions. However, Shingle Creek has not developed specific plans for the project since the future of the golf course is contingent upon Provo's agreement to lease the land.

"One reason we need a lease first is the costs to plan a project like this are prohibitive unless we know we have the ability to develop it [the land]," said Evan Schmutz, an attorney for Shingle Creek

■ See D-2, Column 4

Utah Musical Theater: Pump Boys and Dinettes, 7:30 tonight, Val A. Browning Center, Weber State University, Ogden.

Discussion: Damaging effects of silicone breast implants, 7:30 to 9:30 tonight, The Center, Oakwood Shopping Center, 5448 S. 900 East, Murray.

Horses and Tacks: Sheriff's Pose Horse and Tack Sale, 8 tonight, Auction Arena, Golden Spike Events Center, 1000 N. 1200 West, I-15 exit 349, Ogden.

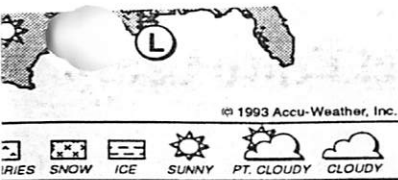
Utah Index

25.3 — Pupils per public school teacher in Utah (highest ratio in nation) in 1992.
13.5 — Pupils per teacher in Vermont (lowest ratio.)

Source: State Rankings, 1993.

Last Word

"Unkindness: pleasure that
— Adrienne
Ecrits divers



Boston	99	78	92	74	hot
Buffalo	89	74		86	haze
Charlotte	100	75	99	74	snny
Chicago	81	69	88	71	ptcl
Cincinnati	91	70	93	72	ptcl
Cleveland	90	71	90	71	ptcl
Columbus	90	70	91	72	ptcl
Concord	97	69	92	69	hot
Dallas Ft Worth	96	76	96	76	ptcl
Des Moines	80	68	81	69	rain
Detroit	88	73	91	72	ptcl
El Paso	105	80	105	75	snny
Fairbanks	64	44	67	50	rain
Fargo	69	50	73	56	ptcl
Grand Rapids	85	67	89	70	ptcl
Honolulu	89	74	88	72	snny
Houston	94	78	94	78	ptcl
Indianapolis	87	66	92	72	snny
Kansas City	83	74	90	73	tstm
Little Rock	95	75	96	76	ptcl
Los Angeles	81	67	79	66	ptcl
Louisville	94	76	95	75	snny
Memphis	95	77	96	77	hot
Miami	91	77	91	77	tstm
Milwaukee	80	67	82	66	ptcl
Minneapolis	75	61	75	62	tstm
Nashville	95	74	95	73	hot
New Orleans	94	73	92	74	ptcl
New York City	98	80		96	haze
Oklahoma City	90	74	93	75	snny
Omaha	80	67	84	70	mocl
Orlando	94	73	94	74	tstm
Philadelphia	98	79		99	haze
Pittsburgh	89	72	90	72	haze
Portland	77	56	76	54	snny
Richmond	98	74	101	75	hot
Sacramento	93	56	94	57	snny
St Louis	87	72	91	76	ptcl
San Antonio	93	76	94	77	ptcl
San Diego	76	67	75	67	ptcl
San Francisco	65	54	67	53	ptcl
Seattle	73	53	72	52	snny
Sioux Falls	80	66	79	63	tstm
Spokane	73	48	74	48	ptcl
Tampa	89	71	90	72	tstm
Washington	98	78	99	80	hot
Wichita	85	75	92	72	wndy

southeast Pennsylvania, New Jersey, the eastern panhandle of West Virginia, and in much of Maryland, Delaware, Virginia and the Carolinas.

No relief was in sight from the hot temperatures through Saturday afternoon.

The thermometer hit 105 in Newark, N.J., tying the record for the hottest day ever there.

High temperature records for the date included Atlantic City, N.J., 98; Baltimore 102; New York City 100; Philadelphia, 99; Richmond, Va., 102; Washington, D.C., 99; and Wilmington, Del., 98. A low temperature record for the date was broken when Worland, Wyo., cooled to 45 degrees.

Temperatures around the nation at 1 p.m. MDT ranged from 50 at Yellowstone, Wyo., to 105 at Gila Bend, Ariz.

Low temperature for the lower 48 states Thursday was 22 degrees at South Pass Co., Wyo.

Developer Says Golf Course Will Protect Provo Canyon

■ Continued from D-1

Development.

But some residents fear Provo is rushing into the deal without knowing enough details about the project.

"How can we intelligently vote on a lease without knowing the plans for the property?" asked Keith Ercanbrack, whose family is one of the larger landholders in the canyon. Developers say the tentative lease provides for a lodge with up to 60 hotel-style rooms, a restaurant, and up to 15 "cottages."

Dr. Parkinson said the development is envisioned as a year-round resort, with cross-country skiing in the winter and golfing in the summer. Of the cottages, he said he would probably "give one to the city [of Provo] and give another one to BYU [Brigham Young University] to use."

The developer said a reported \$15 million price tag for the golf resort was incorrect, although he declined to reveal estimated costs.

He has formed Shingle Creek Development with Missouri hotelier John Q. Hammons, one of the wealthiest men in America. Mr. Hammons owns and manages several hotels, golf courses and a new Illinois casino riverboat.

Although Dr. Parkinson declined to discuss Mr. Hammons' involvement in the South Fork project,

Mr. Hammons told *The Salt Lake Tribune* last week he had entered into a partnership with the Orem dermatologist. Mr. Hammons is seeking Provo city approval for a new Embassy Suites hotel, which would tie in with the proposed golf resort.

When an opponent asked if it was proper for the city of Provo to be negotiating a deal with a casino operator, Dr. Parkinson replied: "To point out this one tiny part of a vast business empire is like faulting the [Mormon] Church for owning the Hotel Utah because it used to serve coffee." The Church of Jesus Christ of Latter-day Saints' health code prohibits drinking coffee.

Shingle Creek consultant Randy Deschamps said the company is proposing a new Utah County "recreational resort" zoning master plan for South Fork to limit residential growth in the canyon. Zoning in the canyon currently calls for low-density housing, with one house per 20 or 50 acres.

Installing a sewer line up the canyon is crucial for the project to materialize, developers say.

Such a plan would probably mean creating a special service district and charging residents to hook into the line.

As for the increased traffic on the narrow canyon road, Dr. Parkinson proposed shuttling golfers and guests from Vivian Park up to his resort and restricting visitor traffic on the scenic drive.